



AGENDA

CALL TO ORDER

DISCUSSION ITEMS

- 1. Cone Mill Public Meeting**
-

ADJOURN

rspitzer@pinevillenc.gov is inviting you to a scheduled Zoom meeting.

Topic: May Work Session

Time: May 23, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84262493300?pwd=ODhVb1NJUHNBZm9OL1VwYkJrbFhTQT09>

Meeting ID: 842 6249 3300

Passcode: 971806

One tap mobile

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If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Lisa Snyder, Clerk of Council, at 704-889-2291 or lsnyder@pinevillenc.gov. Three days' notice is required.

Workshop Meeting



To: Town Council
From: Travis Morgan & Ryan Spitzer
Date: 5/23/2022
Re: **Mill Development Scheme** (*Workshop Informational Item*)

DEVELOPMENT SUMMARY:

Plan 1

73 votes

US Development plan

Comments:

- More green space
- Need limits on how many can be rentals
- Pedestrian access across RR tracks
- Definitely retail with restaurants and outdoor area
- Make a mix of townhomes and single family
- Keep water tower
- No apartments
- Retail + optimist hall type development
- Optimist hall + walking and biking connectivity
- Was expecting more retail
- Parking Area behind North Main needs to remain Town property
- Traffic concerns
- Traffic

Plan 2

87 votes

Rear single family plan

Comments:

- Needs tennis courts on all plans
- More retail – Optimist hall like
- Better than apartments but still no
- More retail than residential
- A little more retail would be great. Like Optimist hall small green space
- More retail
- Needs to stay Pineville property have enough housing

More green space downtown
 Park open space at end of Hill Street
 Traffic concerns

Plan 3

71 Votes

All mixed and multifamily plan

Comments:

Restaurant with outdoor space on any plan
 No way for rear portion of development
 No apartments or multifamily
 No apartments unless as part of mixed use
 Small green space with single family for rear portion
 Disc golf or skateboard park for rear portion
 Yes for front and mid portion no for rear

- a. Front: Office, restaurant
- b. Middle: mixed used retail, office, restaurant
- c. Rear: Apartments

Middle section as mixed used only

More retail

Office/retail 6pm closing time

Keep water tower

Please no multifamily

Multifamily office and retail not just multifamily

Traffic concerns

Traffic concern with Lyndon Station and Oakley and Methodist church cut through

Plan 4

55 votes

Park plan

Comments:

Don't like this plan no development or tax income. Build fields in flood zone
 Needs to be an activity center not all fields
 No basketball
 We have enough fields with Jack Hughes Park other parks and greenway. No
 One mix use lacrosse/football/soccer field
 RR crossing bridge
 With Optimist hall
 Permanent farmers market on any of the plans
 Parking Area behind North Main needs to public area needs more work
 Water tower needs repair
 At Cone and Park this area needs to be mixed use
 703 Hill would like buffer or fence to separate. Please resurface Hill Street

TAKEAWAYS:

- *Plan with some single family was the highest vote getter
- *Park plan was the lowest vote getter
- *The all mixed-use/multi-family did better than expected and was only 2 votes behind second favorite
- *A revised lot around 200 Dover building seemed to generate a lot of support and interest
- *Positive comments were related to support for something cool/optimist hall/restaurants, keeping remaining mill elements, mixed uses including single family/townhomes and being a Main Street asset.
- * Negative comments were related to mostly anti-apartment sentiment and some traffic and more green space needed notes.
- * A gathering space(s) is needed for the development for placemaking.

RECOMMENDATION:

Recommendation would be a combination of Schemes 1 & 2. Keep from Price Street North to Main Street of Scheme 1 but keep existing buildings and water tower and transition more from townhomes to single-family along the Southern perimeter similar to Scheme 2. Overcome the apartment concerns by making sure these are not the standard walkup suburban style apartments. Apartment/condo's would need to have ground floor commercial/office, interior access only residential, and high design quality. This would ensure at least some commercial and residential were built at the same time and would support each other. Improving and widening of Dover Street along with a possible traffic study depending on number of housing units can be used to objectively look at traffic needs.

The remaining historic buildings should be seen as assets and amenities. These elements future uses should be identified and have a claw back clause to revert back to the Town if not utilized as part of any property sale. The railroad crossing while nice is not seen as feasible due to close walking proximity to the existing Main Street crossing, need for elevators for height clearance over the tracks, and anticipated high cost with limited justification.

A combined Scheme 1 & 2 should be of high design quality, meet all zoning requirements, and provide a certain "cool" factor through both site plan and uses. Well designed outdoor eating and usable open space is essential. Open space should ideally be street side or surrounded by buildings and be well programed to be used as opposed to just a sun baked lawn. Smaller well designed outdoor space is favored over lager or wide-open unutilized space.



More
Retail
Optimist
will live

More
Retail
Optimist
will live

More
Retail
Optimist
will live

Traffic
Gardens

better than Arts
but
Absolutely
not
How many cars
is this???

A little more
Retail will be
great - less space
for small green space

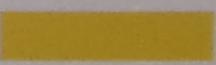
There are enough
housing projects
in the area -
this needs
stay Pineville Property

More
Retail

Play Area
light

More retail
than residential
Please

LEGEND

- SINGLE FAMILY LOTS 
- TOWNHOMES 
- OFFICE 
- RETAIL 

2022/05/18



Traffic concerns

Need to have limits on how many can be built

Retail +
Optimist Half type development

PINEVILLE POLICE
When expanding more retail restaurants to make downtown more of a destination

Optimist Half type development + connecting for walking + biking

They will be able to stay in Pineville

pedestrian access across RR tracks over or under

No Apartments

Definitely retail with restaurants outdoor area

Make an out of towners + high priority here

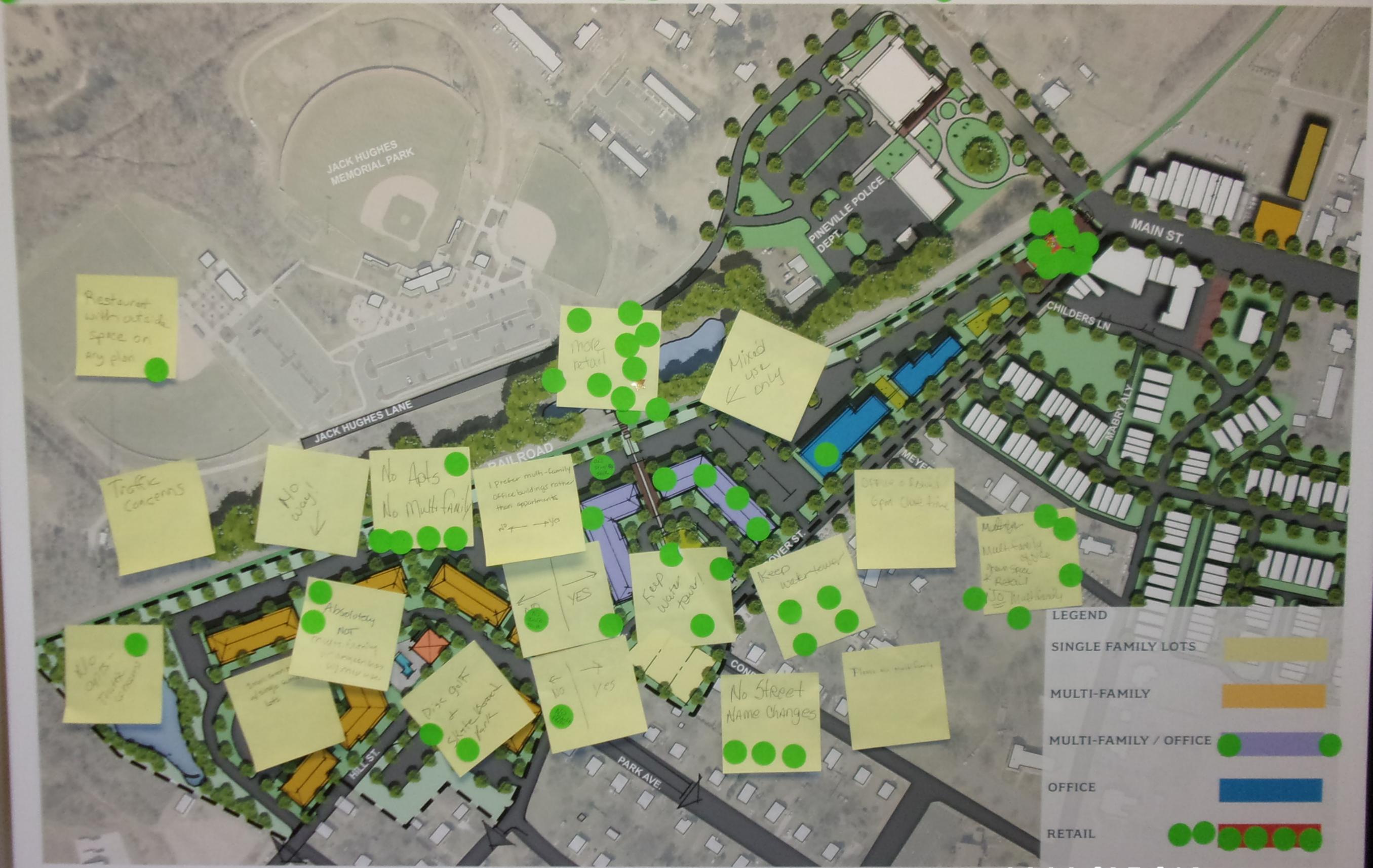
Low density townhomes

Little green

LEGEND

SINGLE FAMILY LOTS	[Light Yellow Box]
TOWNHOMES	[Yellow Box]
MULTI - FAMILY	[Orange Box]
OFFICE	[Blue Box]
RETAIL	[Red Box]

CONE MILL PARCEL STUDIES , PINEVILLE • SCHEME 1
PK 100079 | 04.20.2017 | TOWN OF PINEVILLE



LEGEND

SINGLE FAMILY LOTS	
MULTI-FAMILY	
MULTI-FAMILY / OFFICE	
OFFICE	
RETAIL	

CONE MILL PARCEL STUDIES , PINEVILLE • SCHEME 3

PN 102219 | 04.20.2022 | TOWN OF PINEVILLE

I am concerned about additional traffic on Diggs. Peter De gong thought to Cobley which is to avoid and traffic cut through nearby...

2022/05/18



with optimal Hall

Permanent Farmers Market on any of the plans

NEEDS TO BE A Public Area - More work needs to be done on this

Bridge over RR tracks

NEEDS TO BE AN ACTIVITY CENTER

NO BASKETBALL

NO BASKETBALL

NO BASKETBALL

NO BASKETBALL

NO BASKETBALL

CONE MILL PARCEL STUDIES , PINEVILLE • SCHEME 4

REV 10/20/19 | 04.05.2022 | TOWNSHIP OF PINEVILLE

2022/05/18